

**DATE:** April 7, 2020

**TO:** Honorable Mayor & City Council

**FROM:** John Muns, Chair, Planning & Zoning Commission

**SUBJECT:** Results of Planning & Zoning Commission Meeting of April 6, 2020

**AGENDA ITEM NO. 2A - PUBLIC HEARING**

**ZONING CASE 2019-020**

**APPLICANTS: PRESTON MEADOW LUTHERAN CHURCH AND COLLIN COUNTY ASSOCIATION OF REALTORS**

Request to amend and expand Planned Development-429-Neighborhood Office on 7.9 acres located on the west side of Coit Road, 680 feet south of Legacy Drive in order to rezone 3.7 acres located 40 feet west of Coit Road and 850 feet south of Legacy Drive currently zoned Single-Family Residence-6, and amend the standards of the district. Zoned Planned Development-429-Neighborhood Office with Specific Use Permit No. 475 for Commercial Antenna Support Structure and Single-Family Residence-6. Tabled March 16, 2020. Project #ZC2019-020.

**APPROVED:** 7-0 **DENIED:**            **TABLED:**           

Speaker Card(s) Received Support: 8 Oppose: 0 Neutral: 0

Letters Received Within 200' Notice Area: Support: 0 Oppose: 1 Neutral: 1

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 0 Oppose: 2 Neutral: 0

**STIPULATIONS:**

Recommended for approval subject to the following:

Restrictions:

1. ~~PD-O-1 designation.~~
2. 1. One story height limit.
3. 2. A maximum of ~~46,800~~ 59,800 square feet of development.
4. 3. Veterinary clinics are permitted.

- 5- 4. Assembly hall is permitted as an accessory use to a professional/general administrative office use, and must not exceed 4,000 square feet.
- 6- 5. A screening wall per Section 20.100.1 of the Zoning Ordinance is not required adjacent to a religious facility use.
- 7- 6. The screening wall along the western edge of the planned development district may consist of alternating sections of 6-foot solid masonry wall, and 6-foot wrought iron fence combined with an irrigated living screen. Evergreen shrubs used for a landscape screen shall be placed so as to create at least a 6-foot tall solid screen within 2 years of their installation. All landscaping shall be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition.
- 8- 7. Uses in Tract 2 are limited to a maximum of 50 parking spaces and one accessory building with a maximum of 1,200 square feet of floor area.

**FOR CITY COUNCIL MEETING OF:** April 27, 2020 (To view the agenda for this meeting, see [www.plano.gov](http://www.plano.gov))

#### **PUBLIC HEARING - ORDINANCE**

CF/amc

xc: B. Toney, Preston Meadow Lutheran Church of Plano Texas  
Doug Powell, G&A – McAdams Company  
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/Bb4r3D97JfsSDahC6>